

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Annex
4041 N. Richards Street, Box 12436
Milwaukee, WI 53212-0436
TELEPHONE 414-229-0800
FAX 414-229-0810

September 18, 1997

Mr. Norman O. Sauey
P.O. Box 770120
Ocala, Florida 34477-0120

SUBJECT: Request for closure, Former Triangle Tool, 3125 North 126th Street, Brookfield, Wisconsin. BRR-LUST FID#268226310.

Dear Mr. Sauey:

At the request of your environmental consultant, Sigma Environmental Services, Inc., (Sigma) we have reviewed the referenced case file for closure. Sigma has requested closure of this site under the new closure flexibility regulations, because groundwater monitoring well MW-3 contains benzene concentrations above the § NR 140, Wisconsin Administrative Code (WAC) enforcement standard (ES). The concentration of benzene in monitoring well MW-3 was 16 parts per billion (ppb) during the last sampling round collected in December of 1996. We concur with Sigma's recommendation of case closure and require no further action at this site based on the following:

1. The source of contamination has been removed.
2. The concentrations of benzene in MW-3 appear to be decreasing and/or stable, based on the groundwater monitoring data provided.
3. Based on the data, the benzene concentrations will naturally attenuate to concentrations below the ch. NR 140 ES within a reasonable period of time, without causing an exceedance of the ES for benzene beyond the property boundary.

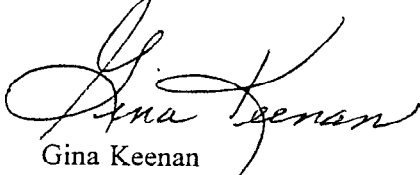
To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type and concentration of the contaminants and includes the following language:

"Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property."

Within sixty days, all of the groundwater monitoring wells at the site must be abandoned in accordance with ch. NR 141 and the completed abandonment forms must be submitted to the department. Once the department receives the abandonment forms and documentation that the groundwater use restriction has been placed on the property deed, this case will be tracked as closed on the department's tracking system.

If you have any questions regarding this letter, you may contact me at the above address or at (414) 229-0839.

Sincerely,



Gina Keenan
Hydrogeologist

c: Sigma Environmental Services, Inc.
SED case file

2225595

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS. } SS

97 JUN 30 AM 8:17

REEL 2463 IMAGI 0031

[Signature]
REGISTER OF DEEDS

2225595

Return to:
CJM&M
P.O. Box 556
Baraboo, WI 53913

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GROUNDWATER USE RESTRICTION

WHEREAS, Vicron Corporation ("Vicron"), a Florida corporation, is the owner of the following described lands located in Waukesha County, Wisconsin:

Lot Six (6), Block Three (3), R & J Investment Subdivision.
(Part of the East one-half of the Southeast Quarter (E ½ SE ¼), Section Twelve (12), Town 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin), hereinafter "*the Property*",

with a street address of: 3125 North 126th Street, Brookfield, Wisconsin.

AND WHEREAS, certain contamination of groundwater affects the Property as described in Exhibit "I" attached hereto and incorporated herein;

PURSUANT TO Wisconsin Administrative Code NR 726.05(8)(am), Vicron hereby declares and imposes the following groundwater use restriction upon the Property, and upon all who hereafter acquire any interest in the Property:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or

reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

The restrictions and requirements hereby imposed shall run with the land and shall be binding upon all occupants, lessees, and owners of every kind of interest or estate in the Property and their respective heirs, personal representatives, devisees, successors and assigns.

IN WITNESS WHEREOF, Vicron has caused this groundwater use restriction to be executed by its duly authorized officers this 26th day of June, 1997.

VICRON CORPORATION


By: Norman O. Sauey, Sr.
Norman O. Sauey, Sr., President

By: Mary Anne Paske
Mary Anne Paske, Treasurer

ACKNOWLEDGEMENT

STATE OF WISCONSIN)) SS
COUNTY OF SAUK)

Personally came before me this 26th day of June, 1997, the above-name Norman O. Sauey, Sr., and Mary Anne Paske to me known to be the persons who executed the foregoing instrument and acknowledge the same.


Jerome P. Mercer
Notary Public, Sauk County, State of Wisconsin
My Commission Expires: is permanent

This Instrument Drafted By:
Jerome P. Mercer

EXHIBIT "I"
TO GROUNDWATER USE RESTRICTION

Type of Contamination:

Gasoline Contaminated Groundwater

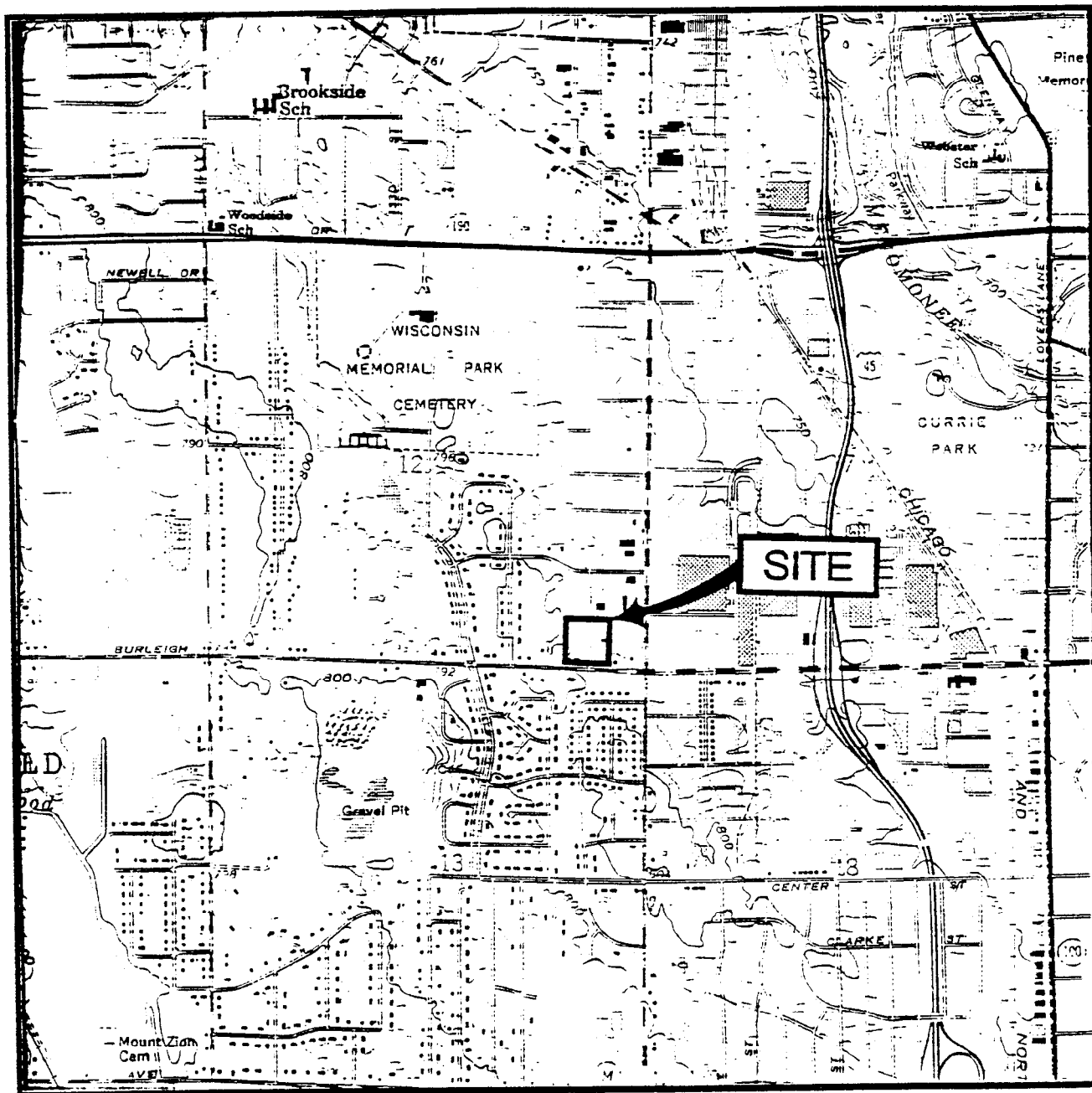
Contaminant Concentration* (as determined through EPA Method 8020 analysis for Petroleum Volatile Organic Compounds):

Benzene	=	16 micrograms per liter ($\mu\text{g/l}$)
Ethylbenzene	=	110 $\mu\text{g/l}$
Toluene	=	17 $\mu\text{g/l}$
Xylene	=	548 $\mu\text{g/l}$
1,2,4-Trimethylbenzene	=	290 $\mu\text{g/l}$
1,3,5-Trimethylbenzene	=	110 $\mu\text{g/l}$
Methyl Tert Butyl Ether	=	22 $\mu\text{g/l}$

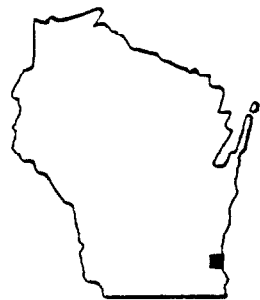
* Based on analysis of samples collected on 12/26/96

Location of Contamination:

Based on independent laboratory analysis, it is estimated that plume of contaminated groundwater is limited to an area approximately 60 feet in diameter. The center of the contaminant plume is estimated to be located approximately 70 feet west of the southeastern corner of the building.




SE/4 SE/4 Sec.12 T.07N R.20E



WISCONSIN

ADAPTED FROM U.S.G.S. 7.5 MINUTE SERIES. MILWAUKEE.
WISCONSIN QUADRANGLE DATED 1958 PHOTOREVISED 1971



TRIANGLE TOOL 3125 NORTH 126TH STREET, BROOKFIELD, WI			 ENVIRONMENTAL SERVICES INC.
DATE: 3-13-96	DR. BY: TMM	DR.# 2376-001	SCALE: SEE ABOVE
SITE LOCATION MAP			FIGURE 1

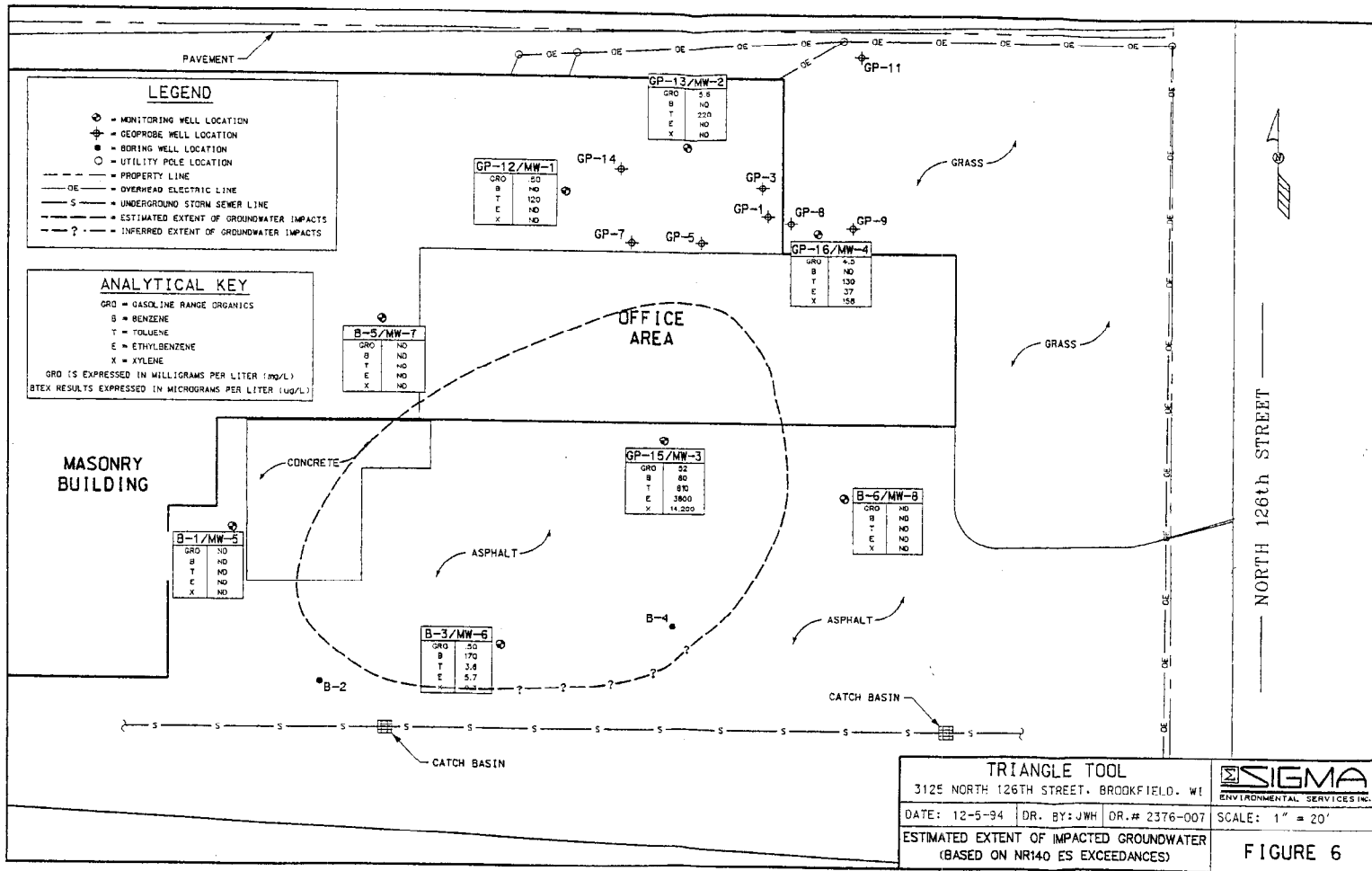


TABLE 1
GROUNDWATER ANALYTICAL RESULTS
TRIANGLE TOOL FACILITY
3125 NORTH 126th STREET
BROOKFIELD, WISCONSIN

Monitoring Well	Date Collected	Laboratory Analysis (expressed as ug/l - except as noted)								
		Benzene	Ethylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	MTBE	GRO (mg/l)	Soluble Lead
MW-2	12/26/96	ND	ND	0.5	ND	ND	ND	ND	ND	NT
	09/20/96	ND	ND	1.3	ND	ND	ND	ND	ND	NT
	06/13/96	ND	ND	3.4	ND	ND	ND	ND	ND	NT
	02/01/96	ND	ND	1.1	ND	ND	ND	ND	0.15	NT
MW-3	12/26/96	16	110	17	290	110	548	22	3.3	NT
	09/20/96	20	120	18	145	ND	462	ND	2	NT
	06/13/96	63	400	36	690	220	2400	ND	8.3	NT
	02/01/96	113	951	112	1650	491	4450	ND	30	NT
MW-4	12/26/96	ND	ND	ND	0.5	ND	ND	ND	ND	NT
	09/20/96	ND	ND	5.3	ND	ND	ND	ND	0.18	NT
	06/13/96	0.95	2.6	1.4	4	1.8	17	ND	0.46	NT
	02/01/96	ND	ND	0.6	ND	ND	ND	ND	0.083	NT
MW-5	12/26/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	09/20/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	06/13/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	02/01/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-7	12/26/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	09/20/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	06/13/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	02/01/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-8	12/26/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	09/20/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	06/13/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	02/01/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-9	12/26/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	09/20/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	06/13/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
	02/08/96	ND	ND	ND	ND	ND	ND	ND	ND	ND
NR 140 Preventive Action Limit		0.5	140	68.6	NES	NES	124	12	NES	1.5
NR 140 Enforcement Standard		5	700	343	NES	NES	620	60	NES	15

KEY:

ug/l = micrograms per liter
mg/l = milligrams per liter
MTBE = Methyl Tert Butyl Ether
GRO = Gasoline Range Organics

ND = Not Detected above Method Detection Limits
NES = No Established Standard